

**Current Significant Development Applications  
Subdivision (SA), Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA)**

**WARD 1**

<b>9-27 TURNER AVE</b>	
Proposal: A two building multiple dwelling townhouse development containing 30 units.	
File Number: ZBA24/018/T/TS	Description: To change the zoning from RES-4 to RES-5 and permit a site specific increase of FSR of 0.75, and rear yard setback of 3.6 meters.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Tim Seyler	Neighbourhood Meeting Date: September 5, 2024
Owner: 10000918377 Ontario Inc.	Applicant: K. SMART Associates
Update Since Last Quarterly Report: New Application.	

**WARD 1 New Application(s)**

<b>26 STANLEY AVENUE &amp; 31 SCHWEITZER STREET</b>	
<b>Proposal:</b> The Site is proposed to be developed with a residential subdivision consisting of 42 single detached dwelling lots, 12 semi-detached dwelling lots (total of 24 dwellings) and a 5-unit street-townhouse block totaling 71 residential units. The Proposed Development will be accessed by a future municipal road connecting to Stanley Avenue.	
File Number: 30T-21201	Description: A residential plan of subdivision consisting of single detached dwellings, semi-detached dwellings, and townhouse dwellings, totaling 72 units.
Application Type: SA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA21/19/S/BB	Description: To rezone the Site from Residential Four (R-4) and Residential Five (R-5) to the Low Rise Residential Five (RES-5) Zone with a Site-Specific Provision to permit a maximum building height of 12.5 metres.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Brian Bateman	Neighbourhood Meeting Date: May 31, 2022.
Owner: Newo Holdings Limited	Applicant: GSP Group Inc.
Update Since Last Quarterly Report: No Update. A Neighbourhood Meeting was held on May 31, 2022 and Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

## WARD 2 New Application(s)

<b>2980 King Street East</b>	
<b>Proposal:</b> A 27-storey mixed-use building containing 436 dwelling units and 3 commercial units containing 692 square metres of commercial floor space. The application requested a height of 32 storeys. The Region of Waterloo does not support land uses that are not compatible with airport operations and require a height cap at 420 metres Above Sea Level which would result in a building height of approximately 27 storeys.	
File Number: OPA24/008/K/ES	Description: The applicant is proposing to add a Specific Policy Area to permit an increased building height and Floor Space Ratio (FSR). The proposed maximum building height is 103 metres, and the proposed FSR is 11.0.
Application Type: OPA	Status: Planning staff are recommending approval of the application as revised and the Statutory Public meeting is scheduled for September 16, 2024.
File Number: ZBA24/014/K/ES	Description: The applicant has requested an amendment to delete the existing two Site-Specific Provisions (49) and (118) and replace them with a new Site-Specific Provision (406). The new site specific provision would establish new development standards for the proposed concept, including height, floor space ratio, parking, and setbacks.
Application Type: ZBA	Status: Planning staff are recommending approval of the application as revised and the Statutory Public meeting is scheduled for September 16, 2024.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: August 7, 2024
Owner: Charcoal Properties Limited	Applicant: MHBC Planning
Update Since Last Quarterly Report: New application.	

## WARD 5

<b>ROCKCLIFFE DR (FREURE SOUTH)</b>	
<b>Proposal:</b> A new community with 471 new residential units including single detached, street townhouses & multiple dwellings. Parkland open space & stormwater management facilities are also proposed.	
File Number: OP16/001/R/KA	Description: To change the designation of the easterly portion of land to high rise residential, designate a future park area as open space, and to adjust the limits of wooded areas designated as open space.
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZC16/009/R/KA	Description: To change the zoning from Restricted Business Park (B-2) to residential and natural heritage conservation zones.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: 30T-16201	Description: The plan of subdivision includes single detached, street townhouses & multiple dwellings along with parkland open space & stormwater management facilities.
Application Type: SA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Katie Anderl	Neighbourhood Meeting Date: TBD
Owner: FREURE DEVELOPMENTS LIMITED	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: No update. Archeological assessment work continues.	

## WARD 7 New Application(s)

<b>60 TRUSSLER</b>	
Proposal: A 64 unit low rise residential multiple dwelling.	
File Number: ZBA24/018/T/TS	Description: An amendment to have the "RES-5" zoning applied to the Property whereas the current zoning is "RES-1".
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: September 12, 2024
Owner: 1000160668 Ontario Corp.	Applicant: Patterson Planning Consultants Inc.
Update Since Last Quarterly Report: New Application.	

## WARD 8

<b>400 WESTWOOD DR</b>	
Proposal: To demolish the existing house and create four new lots for single detached dwellings.	
File Number: ZBA21/012/W/ES	Description: To rezone the developable portion of the lands to site specific Residential Four (R-4).
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: January 13, 2022
Owner: NASIR BROMAND, ZAKIA BROMAND	Applicant: IBI GROUP
Update Since Last Quarterly Report: No update. A Neighbourhood Meeting was held with the community on January 13, 2022. Planning Staff and the Applicant are considering input provided at the Neighbourhood Meeting.	

## WARD 9

<b>50 BORDEN AVE S</b>	
Proposal: a mixed-use development consisting of two towers (57 storeys and 51 storeys in height) having 1,224 dwelling units and 7,240 m2 of commercial and institutional space.	
File Number: OPA23/004/B/KA	Description: Site-specific regulations propose a Floor Space Ratio (FSR) of 16.1, a reduced rear yard setback, and a parking reduction to permit 618 parking spaces
Application Type: OPA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
File Number: ZBA22/008/B/KA	Description: Site-specific regulations propose a Floor Space Ratio (FSR) of 16.1, a reduced rear yard setback, and a parking reduction to permit 618 parking spaces
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Katie Anderl	Neighbourhood Meeting Date: June 6, 2023
Owner: Woodhouse Investments Inc	Applicant: IBI Group
Update Since Last Quarterly Report: No update. This application has been circulated and Planning staff are accepting and reviewing comments.	

## **WARD 9 New Application(s)**

<b>169-183 Victoria Street South</b>	
Proposal: An 8-storey multiple dwelling consisting of 120 dwelling units, including 24 affordable units.	
File Number: ZBA24/021/V/AP	Description: Under Zoning By-law 85-1, to change the zoning from MU-1 Zone to MU-2 Zone and add a site specific provision (SSP) to regulate certain setbacks, allow a building height of 28.8m, allow a floor space ratio of 4.2 and a reduced parking ratio, allow units on the ground floor. The lands are also subject to City-initiated amendments, including a ZBA (Growing Together Study). The ZBA , which would apply the SGA-2 Zone, is under appeal. If the appeal is resolved during the review of the subject ZBA, the SGA-2 Zone would be retained and the application modified to add a SSP to facilitate the same development concept.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Andrew Pinnell	Neighbourhood Meeting Date: September 25, 2024
Owner: Victoria Heights Inc., 1000002286 Ontario Ltd.	Applicant: GSP Group
Update Since Last Quarterly Report: New Application.	

<b>328-330 MILL ST</b>	
Proposal: A 20-storey, mixed use building containing residential and commercial uses. A portion of the building will be a dedicated parking garage with one level of underground parking.	
File Number: ZBA24/017/M/CD	Description: To add a new Site-Specific Provision to allow for; a reduction in bicycle parking to permit a Class A bicycle parking ratio of 0.535 Class A spaces per dwelling until; an increase in maximum building length of 60.45 metres and a reduction in lot width and in building setbacks in the rear, front and side as follows: For Entire Building: <ul style="list-style-type: none"><li>• Reduce the minimum front, rear and westerly interior side yard setbacks from 3.0 metres to 1.0 metre.</li><li>• Reduce a portion of the easterly interior side yard setback from 3 metres to 1.0 metre to accommodate a portion of the parking garage structure.</li></ul> For Storeys 7-12 <ul style="list-style-type: none"><li>• Reduce the minimum front yard setback from 6.0 metres to 3.3 metres.</li><li>• Permit a maximum building length of 60.45 metres whereas a maximum building length of 60.0 metres is permitted.</li><li>• Reduce the minimum physical distance from 6 metres to 4.9 metres to the east lot line and 5.4 metres to the north lot line.</li></ul> For Storeys 13-18 <ul style="list-style-type: none"><li>• Reduce the minimum front yard setback for storeys 13-17 from 6.0 metres to 3.3 metres.</li><li>• Permit a maximum building length of 60.45 metres for storeys 13-15 whereas a maximum building length of 54.0 metres is permitted.</li><li>• Reduce the minimum physical distance from 9 metres to 6.0 metres for storeys 13-17 and 7.0 metres for storey 18 to the west lot line, 5.4 metres for storeys 13-17 to the north lot line and 4.9 metres to the east lot line.</li></ul> For Storeys 19-20 <ul style="list-style-type: none"><li>• Reduce the minimum lot width from 42.0 metres to 38.63 metres.</li></ul>

	<ul style="list-style-type: none"> <li>Reduce the minimum physical distance from 12 metres to 4.9 metres to the east lot line and 7.0 metres to the west lot line.</li> </ul>
Application Type: ZBA	Status: The Statutory Public meeting is scheduled for September 16, 2024.
Staff Contact: Craig Dumart	Neighbourhood Meeting Date: August 6, 2024
Owner: 1658194 Ontario Ltd.	Applicant: Masri O Architects and JV Planning and Development Consulting
Update Since Last Quarterly Report: New Application.	

<b>864 KING ST E</b>	
<b>Proposal:</b>	
The proposed redevelopment of the subject lands consists of a 44-storey residential development with a 6 storey podium, containing 455 rental residential units. A total of 261 parking spaces are proposed within the 6 podium levels as structured parking as well as two levels of underground parking.	
File Number: ZBA24/022/K/ES	Description: The Zoning By-law Amendment seeks site specific development standards in both Zoning By-law 85-1 and Zoning By-law 2019-051, both which are in effect. The site specific development standards include floor space ratio, building height, physical separation, and yard setbacks.
Application Type: ZBA	Status: This application has been circulated and Planning staff are accepting and reviewing comments.
Staff Contact: Eric Schneider	Neighbourhood Meeting Date: September 18, 2024
Owner: King Pine Kitchener Inc.	Applicant: MHBC
Update Since Last Quarterly Report: New Application.	

**WARD 10**

<b>22 WEBER ST W</b>	
<b>Proposal:</b> A 19-storey multiple residential building with 162 units, including 25 barrier free units. A total of 24 parking spaces are proposed at grade.	
File Number: OPA20/005/W/JVW	Description: The applicant is now proposing to amend the designation to High Density Commercial Residential with a Special Policy Area in order to permit a floor space ratio (FSR) of 7.8.
Application Type: OPA	Status: Under appeal
File Number: ZBA20/013/W/JVW	Description: The subject lands are currently zoned Commercial Residential Three (CR-3) in Zoning By-law 85-1. The applicant is proposing the same base zone with site specific special regulations to permit; an increase in height to 19 storeys, an increase in Floor Space Ratio to 7.8, To require a minimum ground floor façade height of 4.5m, to reduce the required minimum landscaped area required from 10% to 8%, to reduce front and rear yard setbacks, and to reduce the required on-site parking to 24 spaces, including 8 visitor parking spaces.
Application Type: ZBA	Status: Under appeal
Staff Contact: Garrett Stevenson	Neighbourhood Meeting Date: Sept. 8, 2021 & March 3, 2022.
Owner: 30 DUKE STREET LIMITED	Applicant: MHBC PLANNING LTD
Update Since Last Quarterly Report: Another Case Management Conference has been scheduled for October 30, 2024. A hearing has been scheduled for April 14 – May 6, 2025.	